

COMPARABLE SALES



SUE & DAMIEN

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REAL ESTATE

Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$905,000 to \$1,450,000	Mean	\$1,058,500	For the property at the median, the sale price was 5.8% below CV.
C.V	\$920,000 to \$1,400,000	Mean	\$1,102,000	



7 Fantail Lane (Pvt), Whareora, Whangarei 4 3 2

Last Sold	\$1,020,000 - 16 Jun 25	Floor Area	220 m²
Capital Value	\$1,045,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$380,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	2020-2029
Land Area	2,042 m²		



24 Waitaua Road, Kauri, Whangarei 3 2 2

Last Sold	\$1,075,000 - 29 May 25	Floor Area	231 m²
Capital Value	\$1,175,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$440,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Lifestyle	Building Age	2000-2009
Land Area	4,069 m²		



20C Dundas Road, Riverside, Whangarei 4 3 3

Last Sold	\$950,000 - 15 May 25	Floor Area	304 m²
Capital Value	\$1,000,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$410,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009
Land Area	2,070 m²		

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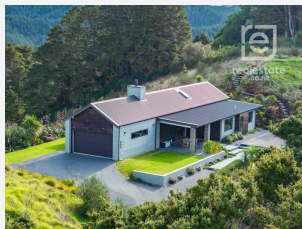
19 Walnut Grove, Kensington, Whangarei 3 2 6

Last Sold	\$980,000 - 30 Oct 25	Floor Area	214 m ²
Capital Value	\$1,050,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$420,000 - 01 Jul 24	Walls	Brick
Land Use	Residence	Building Age	2010-2019
Land Area	806 m ²		



193 Ngunguru Road, Glenbervie, Whangarei 4 3

Last Sold	\$1,000,000 - 20 Dec 22	Floor Area	250 m ²
Capital Value	\$920,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$620,000 - 01 Jul 24	Walls	Wood (incl Weatherboard)
Land Use	Lifestyle	Building Age	1960-1969
Land Area	4.1330 ha		



63 Puketotara Road, Glenbervie, Whangarei 3 2 2

Last Sold	\$1,125,000 - 19 Aug 25	Floor Area	191 m ²
Capital Value	\$1,225,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$485,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Lifestyle	Building Age	2010-2019
Land Area	7,175 m ²		



12C Magnolia Avenue, Kamo, Whangarei 4 3 5

Last Sold	\$1,150,000 - 14 Aug 25	Floor Area	344 m ²
Capital Value	\$1,275,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$450,000 - 01 Jul 24	Walls	Roughcast, etc
Land Use	Residence	Building Age	2000-2009
Land Area	992 m ²		

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**107 Wairau Drive, Tikipunga, Whangarei**

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Last Sold	\$930,000 - 23 Jul 25	Floor Area	215 m²
Capital Value	\$960,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$420,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	2020-2029
Land Area	665 m²		

**197 Totara Park Lane (Pvt), Glenbervie, Whangarei**

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Last Sold	\$1,450,000 - 03 Jul 25	Floor Area	205 m²
Capital Value	\$1,400,000 - 01 Jul 24	Roof	Steel/G-Iron
Land Value	\$600,000 - 01 Jul 24	Walls	Steel/G-Iron
Land Use	Lifestyle	Building Age	2000-2009
Land Area	2.6640 ha		

**1C Oranga Road, Kensington, Whangarei**

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Last Sold	\$905,000 - 19 Jun 25	Floor Area	220 m²
Capital Value	\$970,000 - 01 Jul 24	Roof	Tile Profile
Land Value	\$475,000 - 01 Jul 24	Walls	Mixed Material
Land Use	Residential	Building Age	1970-1979
Land Area	680 m²		

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